

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 603, 6th Floor, Building No 25, "Vengurlekars Chaitra", Azad Nagar, Off Veera Desai Road, Village - Ambivall, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India belongs to **Mrs. Hansa Manilal Shah & Mr. Chirag Manilal Shah.**

| Boundaries | : | Building | Flat |
|------------|---|-----------------------------|---------------------|
| North | : | Mogara Nala & Open Land | Marginal Space |
| South | : | Apna Bazar Road | Flat No. 601 |
| East | : | Karmayog Building No. 27 | Marginal Space |
| West | : | Building No. 25 Basera CHSL | Passage & Staircase |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,63,70,000.00 (Rupees Two Crore Sixty Three Lakhs Seventy Thousands Only).** As per Site Inspection 73% Construction Work is Completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.26 17:56:30 +05'30'



Director

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Encl.: Valuation report

Our Pan India Presence at :

- 📍 Nanded
- 📍 Mumbai
- 📍 Aurangabad
- 📍 Thane
- 📍 Nashik
- 📍 Pune
- 📍 Ahmedabad
- 📍 Rajkot
- 📍 Indore
- 📍 Delhi NCR
- 📍 Raipur
- 📍 Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivall Fort
Powai, Andheri East, Mumbai: 400072. (M.S.)
☎ +91 2247495919
✉ mumbai@vastukala.co.in
🌐 www.vastukala.co.in